



Mount Pleasant, Lewes, East Sussex, BN7 2DH

Asking Price £625,000

Mount Pleasant, Lewes, East Sussex, BN7 2DH

Grade II listed three bedroom house in central Lewes, offering character, modern comforts, and a secluded courtyard garden.

The Property

Located in Mount Pleasant, Lewes, this Grade II listed house, built circa 1810, presents a unique opportunity to acquire a home rich in history and character. This property is ideally situated in a very central location, providing convenient access to all that Lewes has to offer.

The accommodation comprises three well-proportioned bedrooms, a modern bathroom, and a versatile open-plan lounge/dining room, creating an inviting and functional living space. The property's historical integrity is evident throughout, with features such as elegant sash windows and charming feature fireplace, which serve as focal points within the reception areas. Stripped wood flooring extends across various rooms, enhancing the period feel and adding warmth to the interiors.

One of the property's most distinctive attributes is its direct backing onto the historical Brack Mount, offering a unique connection to Lewes's heritage. This provides a sense of privacy and a picturesque backdrop to the secluded courtyard garden, an ideal space for outdoor relaxation, al fresco dining, or simply enjoying a quiet moment away from the bustle of town.

The kitchen and bathroom have been thoughtfully updated to a modern standard, ensuring comfort and convenience without detracting from the property's charm. The kitchen is well-equipped, providing a practical space for cooking, while the bathroom offers contemporary fittings and finishes.

While listed as a 3 bedroom property, the flexible layout could also function effectively as a 2 bedroom home with an additional reception room, catering to various lifestyle needs. This adaptability is a significant advantage for potential buyers seeking a home that can evolve with their requirements.

Lewes itself is a vibrant and historic market town, renowned for its independent shops, cafes, and cultural attractions. The central location of Mount Pleasant means residents are just a short stroll from the high street, Lewes Castle, and the mainline railway station, offering direct links to London and Brighton. The South Downs National Park is also on the doorstep, providing ample opportunities for outdoor pursuits and scenic walks.

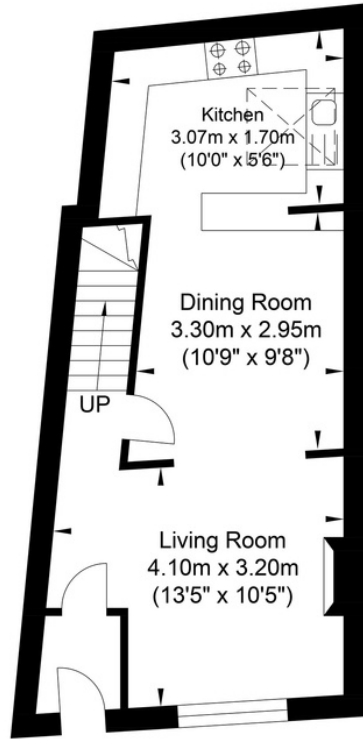
The Location

Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station offers links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 3 prime supermarkets, Waitrose, Tesco and Aldi along with a variety of independent medieval and Georgian high street shops. Depot Cinema is a new state of the art three screen community cinema screening a variety of new releases, documentaries, classics & films for all the family.

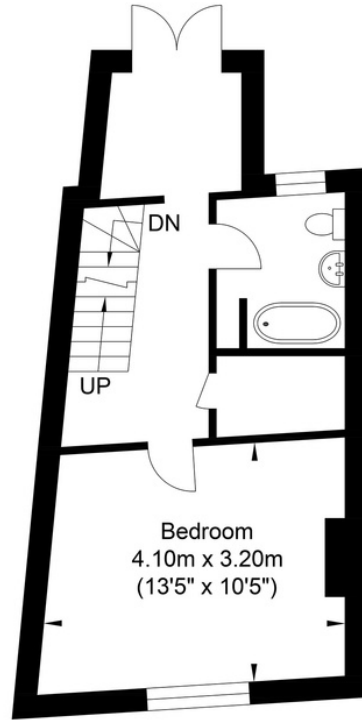
Additionally, Lewes offers a wide range of popular cafe's, old inns and restaurants as well as a farmers market held the first weekend of every month. The internationally recognised Glyndebourne Opera House is located approx 4 miles from Lewes. High quality sports facilities including Pool, Track, Tennis as well as County and Regional teams representing Football, Rugby, Cricket and Hockey offering great opportunities for adults and children alike. Highly regarded infant and primary schools are an easy walk as are Priory Secondary School, Sussex Downs College and Lewes Old Grammar School.



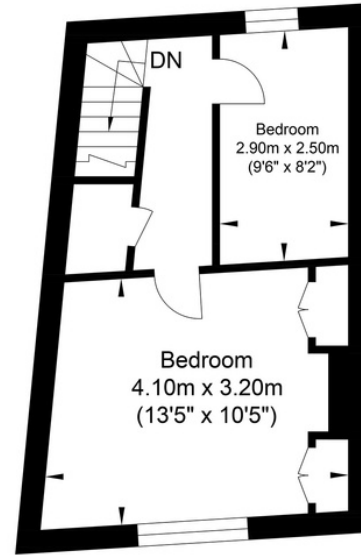
Mount Pleasant, Lewes



Ground Floor
Approximate Floor Area
342.29 sq ft
(31.80 sq m)



First Floor
Approximate Floor Area
294.28 sq ft
(27.34 sq m)



Second Floor
Approximate Floor Area
264.36 sq ft
(24.56 sq m)



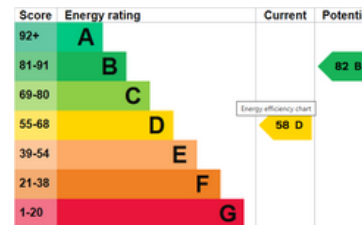
Approximate Gross Internal Area = 83.70 sq m / 900.93 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Material information

Tenure - Freehold

EPC - D

Council Tax Band - D



Oakley

Your Sussex Property Expert

Lewes Property Hub
01273 487 444
14a High Street, Lewes BN7 2LN
www.oakleyproperty.com
lewes@oakleyproperty.com

We also have offices in:
Shoreham by Sea
Brighton & Hove
The London Office



A new way of marketing property

Get in touch to book a viewing or valuation of
your own property



Please note:

These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley, the vendors or lessors and are NOT to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors, Oakley and any person who work in their employment do not have any authority to make or give any representation or warranty. The floor plan is for illustrative purposes only and the accuracy cannot be relied upon or guaranteed and no responsibility is taken for an error, omission or mis-statement. The total floor area shown has been taken from the EPC.